

**MINUTES OF A REVISED REGULAR MEETING
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OSWEGO VILLAGE HALL
100 PARKERS MILL, OSWEGO, ILLINOIS
November 28, 2023**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Ryan Kauffman called the meeting to order at 7:30 p.m. Trent Gunderson led the Pledge of Allegiance to the Flag of the United States of America.

Before he led with the pledge, President Kauffman stated the following:

Trent was a part of the 3rd Armored Cavalry Regiment (Mounted Riflemen) from 2006 to 2009. He is a 19 Delta, Cavalry Scout and did his basic training in Fort Knox, Kentucky. After, basic training he served out of Fort Hood, Texas. He deployed to Operation Iraqi Freedom from 2007 to 2009 as part of a 15-month deployment. Trent currently works for our Public Works Department as a technician.

Board Members Physically Present: President Ryan Kauffman; Trustees Tom Guist, Karin McCarthy-Lange, Jennifer Jones Sinnott, and Andrew Torres.

Board Members Absent: Trustee Karen Novy

Staff Physically Present: Dan Di Santo, Village Administrator; Tina Touchette, Village Clerk; Jason Bastin, Police Chief; Jennifer Hughes, Public Works Director; Rod Zenner, Community Development Services Director; Andrea Lamberg, Finance Director; Joe Renzetti, IT Director; Bridget Bittman, Community Relations Manager- Marketing; Kevin Leighty, Economic Development Director; Madeleine Trinco, Management Analyst; and Jim Murphy, Village Attorney.

CONSIDERATION OF AND POSSIBLE ACTIONS ON ANY REQUESTS FOR ELECTRONIC PARTICIPATION IN MEETING

President Kauffman noted that Trustee Novy would like to electronically attend tonight's meeting. Trustee Novy submitted the necessary documents to the Village Clerk.

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Torres to approve Trustee Karen Novy to electronically attend the November 28, 2023 Revised Regular Village Board Meeting.

Aye: Tom Guist	Kit Kuhrt
Karin McCarthy-Lange	Jennifer Jones Sinnott
Andrew Torres	

Nay: None

Absent: Karen Novy

The motion was declared carried by a roll call vote with five (5) aye votes and zero (0) nay votes.

Trustee Karen Novy attended electronically at 7:32 p.m.

RECOGNITIONS/APPOINTMENTS

E.1 Employee Service Awards

a) Jennifer Hughes - 10 Years of Service (Public Works Department)

Administrator Di Santo briefly spoke about Jennifer's duties, awards, accomplishments, and projects, and thanked her. President Kauffman noted she is an amazing asset to the Village; she can never retire; thank you to Jill for letting us have her; he presented Jennifer with her service award. Pictures were taken.

E.2 Community Relations Check Presentation to the Kendall County Food Pantry

President Kauffman asked Marcee Martinez, Center Director of the Learning Experience, to join him in presenting a donation to the Kendall County Food Pantry and stated the following: On October 15, the Village of Oswego partnered with The Learning Experience to produce the Community Drive-Around Halloween Scavenger Hunt. Sixteen family teams competed in the best dressed family, decorated vehicle contest, and drive-around scavenger hunt where they solved twenty creatively ghoulish clues. Small events can make a larger impact for the greater community. For every \$1 donated, the Food Pantry receives between \$7 - \$8 worth of food. President Kauffman asked Larry Maynard, Interim Director of the Kendall County Food Pantry, to come forward to accept a donation of \$910.00. We hope that this contribution will help feed families in need this holiday season. Larry Maynard thanked everyone who supports the largest food pantry in northern Illinois. The Kendall County Food Pantry serves 2,000 families per month; they could not do that without monetary donations. Pictures were taken.

E.3 Business of the Month Recognition - Locked In Photography

President Kauffman asked Wendy Greenslade, owner of Locked In Photography, and Kevin Leighty to come forward. Angie Hibben and Dave Behrens, EDC representatives also joined them. President Kauffman stated the following: I'd like to extend our congratulations to Locked In Photography for being featured as the Oswego Economic Development Commission's Business of the Month for November. As part of the Economic Development Commission's new initiative, the commissioners nominate and vote on a business to feature each month which has demonstrated significant involvement in the Oswego community. Wendy is an extremely versatile photographer. Her work consists of weddings, events, family portraits, newborns, business marking, headshots, senior photography and varies from warm, heartfelt family moments to fast-paced, wild and funky projects like music or entertainment venues. Wendy has been in business for 14 years, eight of those have been in downtown Oswego. Locked In Photography was the Chamber's Small Business of the year in 2017 and 2022, and Wendy herself was the Chamber's New Member of the year in 2016 and Volunteer of the year for 2022. Wendy has been published numerous times within Kane and Kendall County with various magazines. For the past four years she has donated her time for Santa and the Easter Bunny photography for downtown events. Wendy is also an active volunteer for the Oswego Downtown Association as well as a Director with the Oswegoland Chamber of Commerce.

President Kauffman presented her with a certificate of recognition. Pictures were taken.

E.4 Planning & Zoning Commission

a) Re-appoint Charlie Pajor, as Chairperson, for a Term to Expire October 6, 2025

A motion was made by Trustee Kuhrt and seconded by Trustee Guist to approve the Re-appointment of Charlie Pajor, as Chairperson, for a Term to Expire October 6, 2025.

Aye:	Tom Guist	Kit Kuhrt
	Karin McCarthy-Lange	Karen Novy
	Jennifer Jones Sinnott	Andrew Torres

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

b) Appoint Tom Collins for a Term to Expire October 6, 2027

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Torres to approve the Appointment of Tom Collins for a Term to Expire October 6, 2027.

Aye: Kit Kuhrt Karin McCarthy-Lange
Karen Novy Andrew Torres
Nay: Tom Guist Jennifer Jones Sinnott
The motion was declared carried by a roll call vote with four (4) aye votes and two (2) nay votes.

c) Re-appoint Rick Kuhn for a Term to Expire October 6, 2027

A motion was made by Trustee Jones Sinnott and seconded by Trustee Guist to approve the Re-appointment of Rick Kuhn for a Term to Expire October 6, 2027.

Aye: Tom Guist Kit Kuhrt
Karin McCarthy-Lange Karen Novy
Jennifer Jones Sinnott Andrew Torres
Nay: None
The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

d) Appoint Donald Marrone for a Term to Expire October 6, 2025

A motion was made by Trustee Kuhrt and seconded by Trustee McCarthy-Lange to approve the Appointment of Donald Marrone for a Term to Expire October 6, 2025.

Aye: Tom Guist Kit Kuhrt
Karin McCarthy-Lange Karen Novy
Jennifer Jones Sinnott Andrew Torres
Nay: None
The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

E.5 Cultural Arts Commission

a) Appoint Michelle Meyers for a Term to Expire April 30, 2026

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Torres to approve the Appointment of Michelle Meyers for a Term to Expire April 30, 2026.

Aye: Tom Guist Kit Kuhrt
Karin McCarthy-Lange Karen Novy
Jennifer Jones Sinnott Andrew Torres
Nay: None
The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

E.6 Proclamation- Drunk and Drugged Driving Prevention Month, December 2023
President Kauffman read the proclamation.

PUBLIC FORUM

Public Forum was opened at 7:47 p.m.

Megan Mynatt addressed the Board regarding the Boo Cruise charity event held by the Midnight Mods Car Club; she is the CEO of the Midnight Mods Car Club; next year will be the 10-year anniversary of the Boo Cruise charity event; the event is held each year, on the first Saturday of October, to raise money for the Kendall County Food Pantry; the first year there were 30 cars and they raised \$400-\$500; this year there was 225 cars and raised \$6,100 which is equivalent to \$44,000 in buying power for the food pantry; the money goes to Thanksgiving and Christmas meals; the car club is the only not-for-profit that donates 100% of the proceeds to the food pantry; the event takes a

full year to plan; she asked for a modification to the Venue 1012 rental application process for not-for-profits; she needs someone to work with them. President Kauffman asked Administrator Di Santo if a discussion on the Venue 1012 application process can be placed on a future Committee of the Whole agenda. It will be tentatively scheduled at the December 12, 2023 meeting.

Russell Pietrowiak addressed the Board regarding the lobbying agreements on the consent agenda; he reviewed the agreements and noted the Wolf's Crossing project should be included and as a priority; it's not found in the scope of services; should form a coalition to secure more funds. He also addressed the Drake development; there is one development after another that is not in the comprehensive plan; cumulative impacts on traffic and housing; impact fees; did not see a connected network of trails; need to review and see what is proposed.

There was no one else who requested to speak. The public forum was closed at 7:58 p.m.

STAFF REPORTS

There were no staff reports.

CONSENT AGENDA

- H.1 November 6, 2023 Special Committee of the Whole Minutes
- H.2 November 7, 2023 Committee of the Whole Minutes
- H.3 November 7, 2023 Regular Village Board Minutes
- H.4 Resolution Authorizing Release of Certain Closed Session Minutes
- H.5 Resolution Authorizing the Execution of an Intergovernmental Agreement Between Kendall County, the Village of Oswego, and Oswegoland Park District Relating to the Installation of Traffic Signals at Plainfield Road and Woolley Road, Section 23-00172-00-TL.
- H.6 Resolution Authorizing the Execution of Amendment No. 1 to a Professional Services Agreement to Provide Funding Support Services for the New Water Source Project with Stantec Consulting Services, Inc., in an Amount Not to Exceed \$58,200.00.
- H.7 Resolution Authorizing the Execution of the First Supplemental Phase II Engineering Services Contract for the Wolfs Crossing and Douglas Road Roundabout with Alfred Benesch & Company in the Amount of \$57,708.00, Plus Fixed Fee Costs.
- H.8 Ordinance Granting a Minor Amendment to the Final Planned Unit Development for Lot 4A of Gerry Property Resubdivision Unit 2 to Allow for the Development of a Dual Drive-Thru Lane for Chick-Fil-A at 2740 Route 34; Subject to Engineering Approval.
- H.9 Resolution Authorizing the Execution of an Agreement for Lobbying Services Between the Village of Oswego and Kasper & Nottage, P.C.
- H.10 Resolution Authorizing the Execution of an Agreement for Lobbying Services Between the Village of Oswego and Elevate Government Affairs.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Guist to approve the Consent Agenda; Approving the November 6, 2023 Special Committee of the Whole Minutes; Approving the November 7, 2023 Committee of the Whole Minutes; approving the November 7, 2023 Regular Village Board Minutes; and Approving the following ordinance and resolutions:

Ordinance No. 23-74; Ordinance Granting a Minor Amendment to the Final Planned Unit Development for Lot 4A of Gerry Property Resubdivision Unit 2 to Allow for the Development of a Dual Drive-Thru Lane for Chick-Fil-A at 2740 Route 34; Subject to Engineering Approval.

Resolution No. 23-R-103; Resolution Authorizing Release of Certain Closed Session Minutes

Resolution No. 23-R-104; Resolution Authorizing the Execution of an Intergovernmental Agreement Between Kendall County, the Village of Oswego, and Oswegoland Park District Relating to the Installation of Traffic Signals at Plainfield Road and Woolley Road, Section 23-00172-00-TL.

Resolution No. 23-R-105; Resolution Authorizing the Execution of Amendment No. 1 to a Professional Services Agreement to Provide Funding Support Services for the New Water Source Project with Stantec Consulting Services, Inc., in an Amount Not to Exceed \$58,200.00.

Resolution No. 23-R-106; Resolution Authorizing the Execution of the First Supplemental Phase II Engineering Services Contract for the Wolfs Crossing and Douglas Road Roundabout with Alfred Benesch & Company in the Amount of \$57,708.00, Plus Fixed Fee Costs.

Resolution No. 23-R-107; Resolution Authorizing the Execution of an Agreement for Lobbying Services Between the Village of Oswego and Kasper & Nottage, P.C.

Resolution No. 23-R-108; Resolution Authorizing the Execution of an Agreement for Lobbying Services Between the Village of Oswego and Elevate Government Affairs.

Aye: Tom Guist
Karin McCarthy-Lange
Jennifer Jones Sinnott

Kit Kuhrt
Karen Novy
Andrew Torres

Nay: None

The motion was declared carried by an omnibus roll call vote with six (6) aye votes and zero (0) nay votes.

BILL LIST

I.1 Approve Bill List Dated November 28, 2023, in the Amount of \$1,642,423.59.

A motion was made by Trustee Jones Sinnott and seconded by Trustee McCarthy-Lange to approve the Bill List Dated November 28, 2023, in the Amount of \$1,642,423.59.

Aye: Tom Guist
Karin McCarthy-Lange
Jennifer Jones Sinnott

Kit Kuhrt
Karen Novy
Andrew Torres

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

OLD BUSINESS

There was no old business.

NEW BUSINESS

K.1 Resolution Designating Garfield Street an Honorary Street in the name of Justice Rita Garman. **Resolution No. 23-R-109**

Director Zenner addressed the Board regarding the designation of an honorary street name. The Historic Preservation Commission (HPC) submitted an application for an Honorary Street designated in the name of Justice Rita Garman. Justice Garman (née Bell) grew up in Oswego at 92 Garfield Street. She graduated from Oswego High School as the Valedictorian of the class of 1961. She studied economics at the University of Illinois and law at the University of Iowa College of Law. She began her career at the Vermillion County Legal Aid Society. Despite hostility toward women in the profession, Justice Garman was appointed as an associate judge – and the first female judge – in the Fifth Judicial Circuit. In 1986, she was elected Circuit Judge and was the first woman to hold the position. In 1995 she was appointed, and eventually elected, to the Fourth District Appellate Court (once again, as the first female justice). In 2001, Justice Garman was appointed to the Illinois Supreme Court. She served on the court from 2001-2022, serving as Chief Justice from 2013-2016.

The HPC's recommendation was to place the sign near Route 71 at the intersection of Franklin Street and Garfield Street, subject to Village Engineer approval. In consultation with engineering staff, it was determined that a sign at this location would detract from the speed limit sign, which is also located on the street sign pole. Instead, the engineering staff has recommended the corner of Garfield Street and Ashland Street. This location is also very close to 92 Garfield Street, where Justice Garman grew up. There was no further discussion.

The proposed densities are 2.3 units per acre for the single-family portion and 8.5 units per acre for the townhome portion for an overall gross density of 4.28 units per acre. The Comprehensive Plan identifies this property as single-family residential with densities of 2-3 units per acre. The plan's densities are a gross density calculation for the entire District 2 area, meaning some areas can have densities greater than the 2-3 units per acre and others can have less, resulting in an overall density of 2-3 units per acre. The proposed uses are consistent with residential uses and densities in the area. The concept plan contemplates two access points off Wolf's Crossing Road: the western access would be restricted (right-in/right-out), and the eastern access would be full access, aligned with Secretariat Lane. The applicant is proposing a stubbed street to the south, which staff has expressed should align with the stubbed street in the proposed Saddlebrook Farm development. The plan also provides for the right-of-way dedication for the future widening of Wolf's Crossing Road.

The Planning and Zoning Commission (PZC) reviewed the request on October 5, 2023. No residents spoke during the meeting. The PZC discussed lot sizes and proposed density. There were also concerns regarding traffic safety on Wolf's Crossing Road and connection with future development, namely the Saddlebrook Farm neighborhood (which was approved but not yet built). After some discussion, a motion was made to recommend approval of the concept plan (approved 6-0), with recommendations to align the stub street with the proposed Saddlebrook development and to reduce the overall density of the project. Upon review of the proposed concept plan, if the petitioner wishes to move forward with the project, they will submit an application for annexation, rezoning, and subdivision which would require a public hearing at the PZC and review by the Village Board.

Carrie Hansen, with Schoppe Design, and Tom Drake, the Petitioner, presented the following:

Concept
Plan
Review

- Obtain high level and informal input from Planning and Zoning Commission and Village Board
- Prior to spending considerable time and expense on detailed plans
- Forum for interested parties to express views regarding the potential development
- *Based on input received, decide whether to formally pursue the project*



- South side of Wolf's Crossing; Sonoma Trails to the east



- Rear loaded product
- Minimum of 20 feet between buildings
- 438 parking spaces; 63 spaces for guests
- Clubhouse is for the townhomes and single-family homes



- Attractive streetscape
- Picture depicts the front of the townhome units



- Picture depicts the single-family homes

2015 Comprehensive Plan

Residential Market and Housing Analysis



- 2000 – 2014 most significant growth was the “baby boomer generation” in their family years
- Drove growth in single-family homes (86% of demographic chooses single-family homes)
- Key demographic shifts will drive the make-up of various life stages and their associated housing choices:
 - Millennials: Not peak home-buying age and high percentage renters
 - Generation X: Smaller generation in terms of size (vs. baby boomers) and will lead to less single-family home demand
 - Baby Boomers: Will continue to age with some age in place and need for multi-family senior housing products

Projected Housing Growth Modeling



- Based on CMAP Model adjusted to a more localized Kendall, Western Kane and SW Will component
- ***“It is anticipated that new development will account for changing demographics and consist of a greater proportion of townhome and multi-family housing options. Demographic shifts and associated housing preferences in the future indicate a demand for a greater diversity of housing products.” (P. 54)***
- Supported by current market studies, reflected in recent development trends

Projected Housing Growth Summary



HISTORICALLY,

- Most significant growth was among family years
- Driving growth in single-family homes

IN THE FUTURE,

- Demographic shifts and associated housing preferences indicate a demand for a greater diversity of housing products:
 - High growth senior population and greater demand for senior housing products
 - Decreasing family years demographic
 - Likely to lead to less demand for single-family homes

Diversified Housing Resolution - 2022



- Adopted in December 2022
- Intended to implement elements of both the Comprehensive Plan and the Village's Strategic Plan
- To determine the correct housing balance when considering future projects

IN DECEMBER 2022

- Existing: 69% SF; 29% TH and MF
- With Approved/Proposed: 64% SF; 36% TH and MF
- Target established: strive to maintain 36% TH and MF, based on recommendations of the Comprehensive Plan

IN DECEMBER 2023

- With Approved/Proposed: 66.5% SF; 33.5% TH and MF

Highlights of Donations



- Wolf's Crossing Road:
 - 4.5 acre dedication/\$225,000
 - \$660,675 Transportation Impact Fees
 - TOTAL: \$885,675
- SD308
 - \$432,600 Land/Cash
 - \$840,415 Transition Fees
 - TOTAL: \$1,273,015
- Park District:
 - +/- 9.3 acres of donation
 - 4.3 acres land, \$400,000 in cash

- Park District opted to take land and cash

-PZC recommended unanimous approval, with recommendations to align stub street to south and reduce overall density

-Project TH density is comparable to other TH projects

-Proposal represents a fresh approach with elevated design quality

-Proposed plan meets the objectives and conforms to the Village's Comprehensive Plan and Strategic Plan

Board, staff, Shoppe Design, and Petitioner discussion focused on price point is still preliminary; will be upper range for single-family and townhomes; FD fees would be based on permit cost; approximately \$100,000-\$200,000 for 345 units; 144 grade school students and 52 high school students; students would go to Southbury Elementary, Murphy Junior High, and Oswego East High School; met with the school district last week, but have not heard from them on any issues with capacity; townhomes will be rentals; amount of impact fees will depend on when the development comes back for approval; Board will determine how new impact fees will apply to developments; have issues with the townhomes; market and demographics; millennials want to be in new housing with low maintenance and amenities; empty nesters are also interested in townhomes; single-family lot size is 70ft X 120ft deep; doesn't feel private or expensive if there is no fencing around the development; proposed development is beautiful; have problem with high density; elevated design; the intent is to present the landscaping and fencing plan at the next stage; will include a monument sign; garages are in the rear of the townhomes; more expensive to build with garages in the rear; two car garage with parking for two vehicles in the driveway; main floor master will be an option; townhomes will be approximately 1,400-1,800sqft; single-family homes approximately 2,100-2,700sqft; sidewalks will comply with the Village's requirements; occupancy of recent developments; they are full and have waiting lists; view of the development from Wolf's Crossing is minimal; density of other developments; preferred aesthetic; comps in the area; Drake has a development in Glenview; they don't build the same product; development will be unique to Oswego; on-street parking; roads will be 60 feet wide with restriction to parking on one side; main north-south roads would be public roads; all others will be private roads; Saddlebrook Farm was annexed 18 years ago; annexation runs out in two years; townhomes versus single-family; demand for rentals are significantly higher because of the demographic groups; millennials want to see opportunity to purchase a home; relying on data; renters by choice and renters by necessity; not limiting to millennials; all privately funded; nothing needed from the Village; townhomes will not be available

for purchase; no plan for converting; the market is going to tell us what is needed; supply and demand; need to look at the development as it relates to land use; density criteria; kids want to come back to the area and have no where to live; like that the development is different; looking at the entire community; not wanting them to go to another community; option for people to have a choice; will be an on-site manager and office; turn lane into the development; will do a traffic study; no round-a-bout at Secretariat; will need more time to re-configure if there is a request to reduce the number of townhomes; they have financing for the project; want half townhomes and half single-family; how many other development were required to have half and half; have good landscaping plan person who knows what Oswego expects; whether we want to keep approving high density housing; owe the petitioner respect on the concept plan and what is being brought to the Board; single family homes are an impact to the schools; density is the same as what others have been approved for along Wolf's Crossing; Village not allowed to regulate rental versus home ownership; UDO is not in place now; have been in the review process since July; unfair to hold the development to something that is not in place right now; can't legally say no to rentals; whether we want this product here; dedication of roadway needed to shift Wolf's Crossing to the south. There was no further discussion.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Guist to approve a Concept Plan for The Drake Residential Development with 219 Townhome Units and 126 Detached Single-Family Units, Located South of Wolf's Crossing Road and East of Douglas Road.

Aye:	Tom Guist	Jennifer Jones Sinnott
	Andrew Torres	President Ryan Kauffman
Nay:	Kit Kuhrt	Karin McCarthy-Lange
	Karen Novy	

The motion was declared carried by a roll call vote with four (4) aye votes and three (3) nay votes.

TRUSTEE REPORTS

Trustee Jones Sinnott- need discussion of Venue 1012 guidelines; congratulations to Jennifer on her 10 years with the Village; she is awesome, fantastic, and truly a rockstar; Christmas Walk is Friday; it will be rainy and breezy; hope to see everyone there.

Trustee Novy- great meeting; hope to see everyone on Friday; hopefully can make it.

Trustee Torres- hope everyone had a good Thanksgiving; congratulations to Locked in Photography; amazing achievement by the car club to the food pantry; traffic light on Woolley Road and Plainfield Road will have a huge impact and really helps; congratulations to Justice Rita Garman on the street name; thank you to Drake for coming in.

Trustee Kuhrt- good to be back; hope everyone had a good Thanksgiving; congratulations to Jennifer on her 10 years; looking forward to Christmas Walk; good meeting tonight; thanks to the audience for sticking around.

Trustee Guist- hope you had a wonderful Thanksgiving; hope Christmas Walk weather is better; congrats to Jennifer on the baseball championship and 10-year anniversary.

Trustee McCarthy-Lange- hope everyone had a wonderful Thanksgiving; thrilled Jennifer is our Public Works Director; don't retire any time soon; congratulations on 10 years; will be singing on stage at Christmas Walk; hope to see everyone.

PRESIDENT'S REPORT

Congratulations to Jennifer on 10 years; will be at Christmas Walk and tree lighting; parade is at 8pm; should be a great night; attended the bench dedication to Amanda Zentmyer Olson this afternoon at Hudson Park; her family has a long history in Oswego; her great grandfather and grandfather

previously served as Village President; she loved this community; hope everyone had a Happy Thanksgiving; looking forward to Christmas Walk; Merry Christmas.

CLOSED SESSION

There was no closed session.

ADJOURNMENT

A motion was made by Trustee Torres and seconded by Trustee Jones Sinnott to adjourn the meeting; upon a voice vote with all remaining members present voting aye, the meeting was adjourned at 9:41 p.m.

Tina Touchette
Village Clerk